



20241211000380470 1/2 \$135.00
Shelby Cnty Judge of Probate, AL
12/11/2024 12:12:48 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

**1 Oakdale Drive
Montevallo, AL 35115**

**STATE OF ALABAMA)
Shelby COUNTY)**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of Five Hundred and 00/100 (\$500.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **Griselda Zavala**, a single person, and **Ashley Garcia Zavala**, a married person conveying property that is not her or her spouses homestead, in hand paid by the GRANTEE(S), **Griselda Zavala Villa and Anahi Garcia Zavala**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 1, according to Oakdale Estates, as recorded in Map Book 5, Page 98, in the Probate Office of Shelby County, Alabama

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee

Shelby County, AL 12/11/2024
State of Alabama
Deed Tax:\$110.00



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simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 11th day of December, 2024.

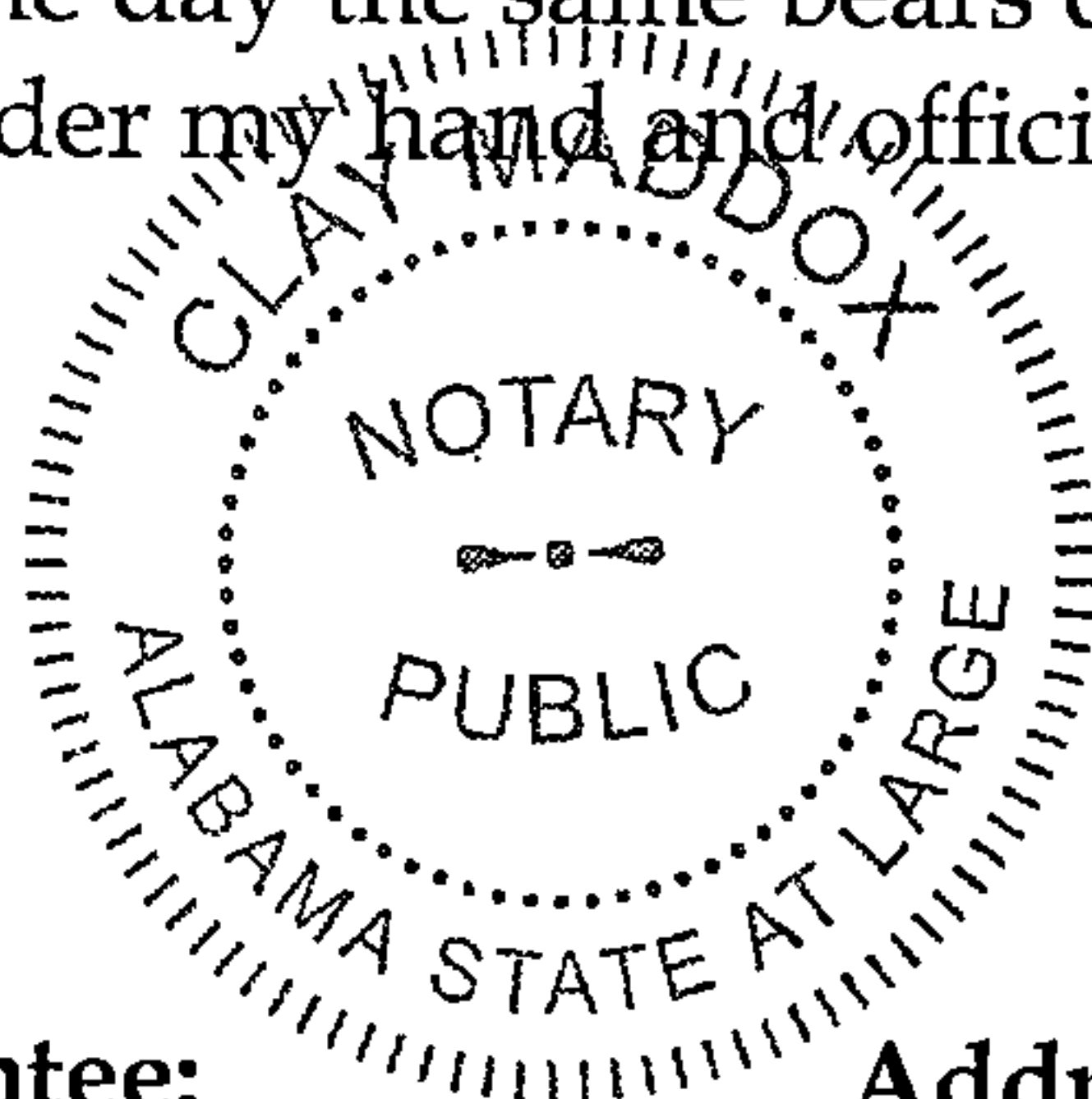
Griselda Zavala
GRISELDA ZAVALA

Ashley Garcia Zavala
ASHLEY GARCIA ZAVALA

STATE OF Alabama)
)
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Griselda Zavala and Ashley Garcia Zavala** is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of December, 2024.



[Signature]
NOTARY PUBLIC
My Commission Expires: 4-25-27

Address of Grantee:
1 Oakdale Dr,
Montevallo, AL
35115

Address of Grantor:
1 Oakdale Dr,
Montevallo, AL
35115

Property Address:
1 Oakdale Drive
Montevallo, AL 35115

Real Value: \$110,000.00